



PREMIUM OFFICE SUITE READY FOR OCCUPATION OR INVESTMENT

Offices

Suite 8.01 2 Queen Street, Melbourne, Vic 3000

Floor Area: 49 m²

For Sale

Contact Agent
For Sale

Property Description

- **PRIME CENTRAL MELBOURNE CBD LOCATION**
- **EXCEPTIONAL NATURAL LIGHT**
- **OFFERED WITH VACANT POSSESSION**

Colliers International Melbourne City Sales are proud to present a functional, open plan suite with the following key attributes:

- Located in Q2 Development (corner Queen and Flinders Street) with direct access to the Melbourne CBD and Southbank Precinct
- Offered with vacant possession, providing flexibility for both owner occupation and investment
- Total NLA of 49m²* with added amenity on each floor
- Perfect entry level commercial investment with attractive price point
- Modern, high quality office suite overlooking Queen Street with glass façade providing exceptional natural light
- Exceptional access to retail and hospitality amenity including Southbank and Crown Casino Entertainment Precinct
- Conveniently serviced by all forms of public transport with Collins and Flinders Street tram routes, as well as being on the doorstep to Flinders Street Train Station

*Approximate

For Immediate Private Sale...



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